

ITEM V-A: DESIGN REVIEW PERMIT, CONDITIONAL USE PERMIT, & TREE PERMIT – 150 N SUNRISE AVE – ENTERPRISE CAR SALES AND RENTAL BUILDING - FILE# PL13-0055

REQUEST

The applicant requests approval of a Design Review Permit to construct a 34,425 square foot office and sales building with associated on-site parking, landscaping and site lighting; a Conditional Use Permit to allow car sales operations; and a Tree Permit to allow the removal of two protected native oak trees to facilitate development of the site.

Applicant – Mike Davirro, Enterprise Rent a Car Company of Sacramento
Property Owner – Rick Singer, I Think I Can L.P.

SUMMARY RECOMMENDATION

The proposed project has been evaluated for consistency with the General Plan, the Community Design Guidelines, and the Zoning Ordinance. A detailed analysis of each entitlement request against these documents follows. In summary, the project has been determined to be consistent with these guiding policies and therefore, is recommended for approval.

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the findings for adoption of the Mitigated Negative Declaration;
- B. Adopt the Mitigated Negative Declaration;
- C. Adopt the four (4) findings of fact for the Design Review Permit;
- D. Approve the Design Review Permit with seventy-four (74) conditions of approval;
- E. Adopt the three (3) findings of fact for the Conditional Use Permit;
- F. Approve the Conditional Use Permit subject to four (4) conditions of approval; and
- G. Adopt the two (2) findings of fact for the Tree Permit; and
- H. Approve the Tree Permit subject to twenty-one (21) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this project. The applicant has reviewed the project conditions and is in agreement with the recommendation.

BACKGROUND

The site is located within the Infill area of the City. The Infill area has historically been the central core of the City and is close to being fully developed. The land uses in this area include a mix of commercial, light industrial and residential.

The Roseville General Plan designates the project site with a Community Commercial (CC) land use. The intended primary uses within the CC land use include retail and businesses providing a broad range of goods and services. Identified secondary uses include professional offices. Consistent with the General

Plan, the Roseville Zoning Ordinance designates the site with a Community Commercial (CC) zoning. The CC zoning designation permits a mix of commercial uses including retail and professional offices.

The project site is approximately 5.93 acres and consists of relatively flat land that was previously graded. There is an approximate 1.68 acre preserve easement on the property. The easement provides for conservation measures and mitigation for certain impacts as described in a U.S. Army Corps of Engineers Permit (Regulatory # 200200114) for the Fry's Electronics project (constructed on the adjacent parcel). The preserve includes waters in wetlands and drainage, natural resources with significant ecological and habitat values, and potential habitat for species and native plants that will be preserved as outlined in the Perpetual Conservation Easement Grant entered into with I Think I Can, LP on May 4, 2007 and recorded with the Placer County Recorder. There are also several protected native oak trees on site.

EXISTING SITE CONDITIONS AND ZONING

SITE INFORMATION

- A. Project Location:** 150 N Sunrise Avenue
- B. Roseville Coalition of Neighborhood Associations (RCONA):** The site is located in the Lead Hill Commercial neighborhood association, which is currently inactive.
- C. Total Acreage:** 5.93 acres
- D. Site Access:** The property is adjacent to N Sunrise Avenue. Access will be provided through two existing driveways located on the adjacent properties. Reciprocal access easements are recorded on the properties.
- E. Grading:** The site was previously rough graded. With the proposed request only minimal grading (2,200 cu. yds.) will be necessary for construction of the new building.

Figure 1: Vicinity Map



ZONING/COMMUNITY DESIGN REGULATIONS

Development Standards & Design Guidelines	Required	Proposed
Building Setbacks	20'	180'
Landscape Setbacks	20'	20'
Building Height Limit	50' maximum	39'-3"
Parking Spaces	Professional Office (1/250 sq.ft.) + Auto Rental Office (1/300 sq.ft.) + Auto Rental Storage Lot (1/1000 sq.ft.) + Automotive Sales Office (1/300) + <u>Auto Sales Display (1/1000 sq.ft)</u> 129 Spaces	16,490.5/250 = 66 + 1,409/300 = 5 + 13,017/1000 = 13 + 2,602/300 = 9 + <u>35,888/1000 = 36 = (129 Required)</u> 131 Spaces
% of compact spaces	(up to 30% max)	9 (6%)
# of accessible spaces	5	5
% of shaded parking	50%	51.57%
Bicycle Racks	7 (5%)	8

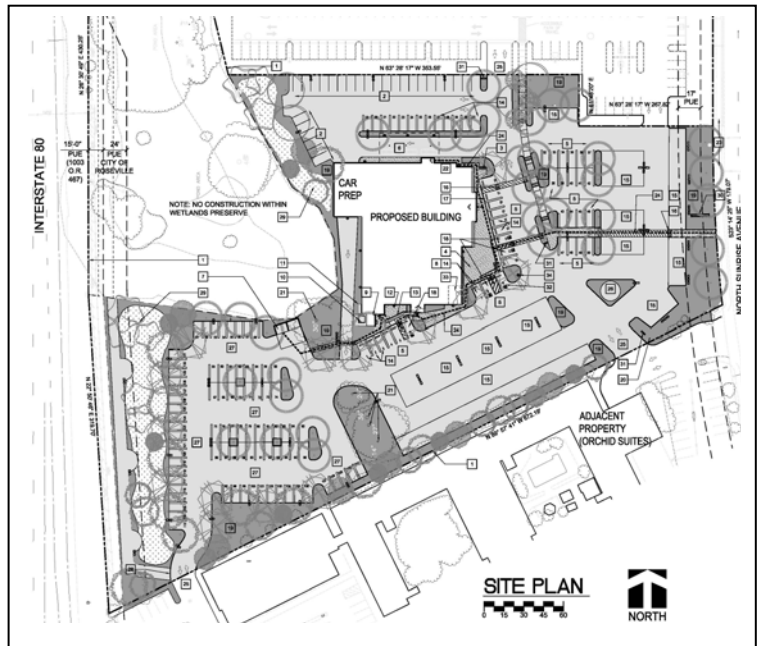
EVALUATION

DESIGN REVIEW PERMIT

The evaluation of the Design Review Permit has been based on the applicable development standards within the City’s Zoning Ordinance and Community Design Guidelines (CDGs). Section 19.78.060(B) of the Zoning Ordinance requires that four findings be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in the Recommendation section of this report. The following sections of evaluation focus on pertinent design issues. Project plans are included as Exhibit A-I.

Figure 2: Site Plan

Site Planning & Building Siting: The site fronts onto N Sunrise Avenue to the east and Interstate 80 (I80) to the west. The Fry’s retail site is to the north and Orchid Suites hotel is to the south. There are several site constraints that dictate the siting of the building (as visible in Figure 2). A preserve area is located in the northwest corner of the site and is approximately 180 feet wide. Access to the site is via two existing drive aisles on the Fry’s site and two drive aisles on the Orchid Suites property. An approximately 40’ Public Utilities Easement (PUE) is located along I80. Additionally seven Native Oak trees are located on the property.



Given the site constraints, the site has been designed to be in compliance with the CDGs, including;

- Oriented towards N Sunrise Avenue;

- Provides a pedestrian connection to N Sunrise Avenue;
- Service areas are located to the rear of the building and not visible to the public;
- Preserves Native Oak Trees (with the exception of one tree as evaluated in the Tree Permit) and the Preserve Easement;
- Connects to existing drive aisles; and
- Landscaped streetscape complementary to Fry's and Orchid Suites.

Vehicle Access & Circulation: As mentioned, access will be provided to the site via existing driveways on the adjacent sites. There are recorded access agreements on all three properties. The project will connect to the existing site access points and will preserve the circulation patterns on the adjacent sites. The main drive aisle through the project site will extend along the front of the building and will connect to the Fry's main drive aisle, providing a signalized entrance to the site. The project will not generate more vehicle trips than were previously anticipated and therefore the access to the site is adequate to accommodate the development. The proposed access and circulation pattern will not impede emergency vehicle access to the site. The City's Engineering Division has reviewed the site plan and circulation and does not recommend any changes.

Parking & Vehicle Display: The project is primarily an administrative office that supports the Enterprise Rent a Car and Car Sales operations. Ancillary car rental and car sales reception areas will be located on the first floor of the building. Employee parking will be located towards the rear of the site. The car sales display will be located along N Sunrise Avenue. The fleet storage for the car rental vehicles will be located to the north of the building. Display vehicles will be partially screened from public view with landscaping along the roadway (as described below). Customer parking and vehicle pick-up/drop-off will be located at the front and north side of the building. The project will provide 131 parking spaces, two more spaces than are required by the Zoning Ordinance. The project provides adequate parking and display areas to support the use; no additional parking is required.

Landscaping: Planting areas are provided extensively throughout the site and will include drought tolerant varieties consistent with the requirements of the City's Water Efficient Landscape Ordinance. The property frontage will include a 20 foot landscape setback area to be planted with a mix of street trees, shrubs and ground cover, similar to the adjacent Fry's landscape frontage. A 15 foot landscape planter area will run along the southern property line and will be planted with oak trees, shrubs and ground cover to provide a buffer between the project and the Orchid Suites hotel. Trees will be planted throughout the parking areas to provide above the minimum CDGs required parking lot shading. Landscaping is also provided around the base of the building to screen and soften the building.

Two large swales will be located towards the rear of the property, along I80 and the Preserve, for stormwater treatment. The banks of the swale will be planted with a mix of trees and native grasses. Planting within the 39 foot PUE along I80 has been limited to native grasses and shrubs to not conflict with the overhead power lines, underground utility lines, and the required access road for utility maintenance. As proposed the landscaping is consistent with the CDGs and no changes are recommended.

Architecture: The office building will be two stories with a façade of stucco, stone and split face CMU, as shown in Figure 3. The front elevation along N Sunrise Avenue will include a one story (21' tall) storefront element to emphasize the front entrance and car sales/rental office. Consistent with the CDGs the façade will include variation in wall planes, colors and materials to create a visually engaging design. The use of stone material applied to the first floor of the building, along with the wall plane projections and fenestration, assist to break up the building mass. Architectural treatment has been applied to all elevations of the building. The stucco color will be light beige. A green color band will highlight the car sales entrance. As proposed, staff finds the building to be in substantial compliance with the CDGs and no changes are recommended.



Figure 3: Elevation - N Sunrise Ave. View

Design Review Permit Conclusion

The site design, access and circulation, parking, landscaping and building elevations are all consistent with the applicable Community Design Guidelines and Zoning Ordinance standards. Based on the analysis contained in this staff report and with the project conditions, the required findings for approval of the Design Review Permit can be made.

CONDITIONAL USE PERMIT

A Conditional Use permit is requested to allow auto sales within the Community Commercial zoning district, as required by the Zoning Ordinance. The auto sales office will occupy approximately 2,600 square feet of the 34,425 square foot building. The outdoor vehicle display area will be located along N Sunrise Avenue and will occupy approximately 35,888 square feet out of the 5.93 acre site.

Conditional Use Permits are evaluated for consistency with the City's General Plan, conformance with the City's Zoning Ordinance, and potential for impacts to the health, safety and welfare of persons who reside or live in the area. Section 19.78.060 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve a Conditional Use Permit. The three findings are listed below in ***bold italics*** and are followed by an evaluation of the proposal in relation to each finding.

1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable Specific Plan.

The subject property is located within the Infill area of the City and not within a Specific Plan area. The land use designation for the subject property is Community Commercial (CC). The CC land use designation is typically intended to provide for a broad range of goods and services including retail, auto sales and services, and commercial child care facilities. Secondary uses include professional and medical offices. Auto sales are identified as a primary use within the CC land use and the proposed use is therefore consistent with the General Plan.

When a potential for conflict between uses occurs, the General Plan relies on the Zoning Ordinance through the Conditional Use Permit process to evaluate the appropriateness of a use. A Conditional Use Permit allows potential incompatibilities between land uses to be addressed and conditions to be added to minimize conflicts. As such, the standards and requirements of the Zoning Ordinance are used to evaluate the appropriateness of a conditionally permitted use for a specific location.

2. *The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.*

The property has a zoning designation of Community Commercial (CC). Chapter 19.1 of the Zoning Ordinance identifies that auto sales use types are conditionally permitted within the CC zone. The use permit process allows for evaluation of the details of a particular location and potential conflicts can be addressed through operational conditions. For Auto Sales, the Roseville Zoning Ordinance does not establish any specific development standards except for parking requirements. As such, the following evaluation will focus on the parking situation for the use. The operational characteristics of the proposed use and the compatibility with the existing uses will be addressed under Finding #3.

As noted previously, Enterprise is proposing to construct an approximately 34,425 square foot office building with ancillary car sales and car rental operations. Based on the Zoning Ordinance parking requirements for Professional Office, Auto Sales with outdoor display, and Auto Rental with fleet storage, the cumulative required parking for Enterprise would be 129 parking spaces. The project will include 131 spaces, two more spaces than required by the Zoning Ordinance. The project therefore conforms to the standards and requirements of the Zoning Ordinance.

3. *The location, size, design and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property improvements.*

The project site is located adjacent to the Fry's retail use and the Orchid Suites hotel. Nearby uses include retail, professional and medical offices, restaurants, and auto sales. The CarMax and Hyundai auto sales dealerships are located within 900 feet of the subject property on N Sunrise Avenue. Additionally, the Roseville Automall is located within 1/3 mile of the subject site. The proposed auto dealership is an anticipated use type and is compatible with the uses already found in the immediate area and is therefore an appropriate use at that location.

The auto sales use would be ancillary to the professional office use. Per the applicant's use description they anticipate to sell between 75-100 vehicles per month. The site plan shows the vehicle display limited to an area along N Sunrise Avenue. Potential impacts from the use that were considered in staff's evaluation include availability of parking, access and circulation, lighting impacts, noise, vehicle display, and signage. The findings of this evaluation are as follows.

Parking – Consistent with the Zoning Ordinance requirements, there will be 45 parking spaces allocated to the auto sales customers and employees. As mentioned previously, adequate parking is provided to support all uses on the site.

Access & Circulation – As mentioned in the Design Review section of this report, adequate access to the site will be provided. Circulation was reviewed by the City's Engineering Division and found to meet City standards. Therefore there are no anticipated impacts to adjacent properties from customers to the site that were not already accounted for with the Fry's development.

Lighting – Pole style fixtures will be located within the auto display area to illuminate the vehicles. The applicant has provided a photometric plan that demonstrates the fixtures have been located and designed to prevent light from spilling onto adjacent properties. No changes are required.

Noise – Adjacent properties can expect an increase in noise on the site as the site is currently vacant and the project will introduce people and vehicle trips to the site. An auto sales use does not typically produce high levels of noise; noise would only be generated from vehicles and people conversing. No auto repairs are proposed at this location. The business would be operating during typical hours for a

professional office and car sales/car rental establishment, which is within the hours of 7 am to 10 pm. Enterprise is subject to the City's Noise Ordinance standards. Noise levels generated from the use would not be above those generated and expected in the area. No impacts from noise are anticipated.

Vehicle Display – Vehicle display will be limited to a small portion of the site (0.8 acres of the 5.93 acre site) along N Sunrise Avenue. The vehicles will be partially screened from view by a mix of trees and shrubs located within the 20 foot landscape setback along N Sunrise Avenue. No aesthetic impacts are anticipated from the vehicle display.

Signage – As conditioned, signage will be required to comply with the City of Roseville Sign Ordinance standards.

Based on staff's evaluation, the proposed auto sales use would not adversely affect or be detrimental to the health, safety or welfare of persons or property in the area.

CONDITIONAL USE PERMIT CONCLUSION

Based on the analysis contained in this staff report and as conditioned, staff finds that the proposed project is consistent with the findings needed to approve the CUP and meets the requirements of the General Plan and Zoning Ordinance; and therefore, the required findings to approve the entitlements can be made.

TREE PERMIT

The site is populated with seven Native Oak trees clustered near the southern portion of the property. An arborist report was prepared for the site. According to the arborist report the native oaks consist of *Quercus douglassii* (Blue Oak) and *Quercus wislizeni* (Interior Live Oak), which are considered protected trees within the City. The Tree Preservation Ordinance requires the approval of a Tree Permit prior to activities within the tree's protected zone or the removal of any protected tree.

The arborist report recommended that four of the trees (#2, 3, 5, & 6) be removed due to their poor health. The trees recommended for removal either showed signs of decay, limb failure, or their growth was suppressed by the adjacent Native Oaks trees. The applicant has instead chosen to preserve all but one (#2) of the trees that are in poor health. The arborist report includes recommendations, such as crown clean, to improve the health of the trees. Construction activities will not encroach into the tree protection zone of Trees #3, 5, and 6.

The project would cause the removal of two of the trees (#1 & #2). As mentioned, Tree #2 is in poor condition and recommended for removal. Tree #1 would need to be removed to accommodate the driveway at the rear of the building. The health of Tree #1 is listed in fair to good condition, but its growth is being suppressed because it is growing directly beneath the canopy of Tree #3. Based on the poor health and prognosis of the trees, staff is in support of their removal to accommodate the project design.

The project would cause minor impacts to two of the trees (#4 & #7). The drive aisle and parking at the south of the property will encroach slightly into the protected zone of Tree #4 and #7. Tree #4 is a 21" diameter tree listed in good condition and Tree #7 is 14" listed in fair condition. The plans have been modified since the original Arborist assessment to incorporate the Arborist's recommendations for minimizing impacts to the trees being preserved. The drive aisle will only encroach approximately one foot into the protected zone of Tree #4 (less than 10% encroachment) and will encroach approximate three feet into the protected zone of Tree #7 (pavement will be 24' away from the trunk of the tree). Following the review of the revised plans, the Arborist provided a memo with additional

recommendations to further minimize impacts and allow for the preservation of the trees. The project has been condition to adhere to the recommendations of the Arborist.

In compliance with the City's Tree Preservation Ordinance, the developer will be required to mitigate on an inch-for-inch basis for the two protected trees that are to be removed. Typically tree diameters are measured at 4.5 feet above ground level, however because Tree #1 is a multi-trunk tree, the most accurate measurement occurs towards the base of the tree, and is therefore listed as 9" at 1 foot above grade. For mitigation purposes the Arborist is saying it is equivalent to a 5" tree. Tree #2 is 6 inches. The total amount of inches to be removed is 11 inches in diameter at breast height. The developer will be required to mitigate for the loss of all 11 inches. Mitigation may include a combination of on-site re-vegetation and the payment of in-lieu fees into the City's Oak Tree Mitigation Fund, which requires a payment of \$118 per inch removed. The applicant is proposing to re-plant oak trees on-site as mitigation. Mitigation for the loss of 11 inches would be the replanting of 11 15 gallon Native Oak trees. The landscape plans show 23 15-gallon Native Oak trees planted throughout the site, which is more than required to satisfy the City Tree Preservation Ordinance requirements. Based on the discussion provided in this staff report, staff is supportive of the applicant's request to remove the two trees.

ENVIRONMENTAL DETERMINATION

An Initial Study and Mitigated Negative Declaration (Exhibit A) have been prepared for this project. The Planning Manager has determined that the above project will not have a significant effect on the environment and proposes that a Mitigated Negative Declaration be adopted. This determination has been based upon an Initial Study, which has concluded that there will be no significant environmental impacts. The Mitigated Negative Declaration will circulate for a 20-day public review period that began on January 24, 2014 and ends on February 13, 2014. The Initial Study/Mitigated Negative Declaration is available for review during normal business hours in the Planning Division located at 311 Vernon Street in Roseville, CA. To date, no comments have been received. Staff is recommending the Planning Commission adopt the proposed Mitigated Negative Declaration.

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions (A-H):

- A. Adopt the findings as stated in the **MITIGATED NEGATIVE DECLARATION**.
- B. Adopt the **MITIGATED NEGATIVE DECLARATION** as provided in Exhibit A.
- C. Adopt the four findings as stated in the staff report for the **DESIGN REVIEW PERMIT – ENTERPRISE CAR SALES AND RENTAL BUILDING – 150 N SUNRISE AVE – RECORD #PL13-0055**;
- D. Approve the **DESIGN REVIEW PERMIT – ENTERPRISE CAR SALES AND RENTAL BUILDING – 150 N SUNRISE AVE – RECORD #PL13-0055**; subject to the seventy-four (74) conditions listed below;
- E. Adopt the three findings of fact as stated in the staff report for the **CONDITIONAL USE PERMIT – ENTERPRISE CAR SALES AND RENTAL BUILDING – 150 N SUNRISE AVE – RECORD #PL13-0055**;
- F. Approve the **CONDITIONAL USE PERMIT – ENTERPRISE CAR SALES AND RENTAL BUILDING – 150 N SUNRISE AVE – RECORD #PL13-0055**; subject to the four (4) conditions listed below.

G. Adopt the following two findings of fact for the **TREE PERMIT – ENTERPRISE CAR SALES AND RENTAL BUILDING – 150 N SUNRISE AVE – RECORD #PL13-0055**;

1. *Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66 of the Roseville Zoning Ordinance.*
2. *Measures have been incorporated in the project or permits to mitigate impacts to remaining trees and to provide replacement for trees removed.*

H. Approve the **TREE PERMIT – ENTERPRISE CAR SALES AND RENTAL BUILDING – 150 N SUNRISE AVE – RECORD #PL13-0055**; subject to the twenty-one (21) conditions listed below.

DESIGN REVIEW PERMIT CONDITIONS OF APPROVAL

1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **February 13, 2016**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **February 13, 2016**.
2. The project is approved as shown in Exhibits A - I and as conditioned or modified below. (Planning)
3. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Electric, Finance)
4. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
5. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
6. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS

7. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--9 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or

equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:

- i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
8. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
 9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
 10. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
 - d. The landscape plan shall comply with the City of Roseville Water Efficient Landscape Ordinance. (Planning)
 - e. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 11. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
 12. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
 13. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)

14. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
15. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address.
16. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry or agreement with rights to construct. Said notarized right-of-entry shall be provided to engineering prior to approval of any plans. (Engineering)
17. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
18. A note shall be added to the grading plans that states:
*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
19. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
20. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)
21. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
22. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the

course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)

23. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
24. The project shall be addressed as 150 North Sunrise Avenue. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Public Works Department (Engineering - Land Development Division) for building/suite addressing. (Public Works)
25. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
26. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Enterprise Car Sales to be reviewed and approved by the Transportation Commission if the number of employees on-site exceeds 50 persons. (Public Works)
27. Bike parking shall be provided per the California Green Building Standards. (Alternative Transportation, Building)
28. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)"
29. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
30. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and recycled mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
31. The existing 21" and 30" water main along the highway is very shallow. No grading is to be done within the easement.(Environmental Utilities)
32. Maintenance access to the preserve area along the highway is to be maintained. (Environmental Utilities)

33. On-site sewer main is to be designed as public and placed within an easement. Public sewer is to be installed in the drive aisle. (Environmental Utilities)
34. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
35. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
36. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
37. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
38. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting (Fire)
39. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. This shall be enforced at the time plan are submitted for review, Additional information can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire Prevention Division for information. (Fire)
40. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings
41. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot candle, and 0.5 foot candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning & Police)
42. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning & Police)
43. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS

44. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
 - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
 - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
45. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Water, sewer, and reclaimed water easements.
 - b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. The building permit final for this project shall not be signed or approved for occupancy until all required P.U.E by separate document have been recorded with the County. (Electric, Environmental Utilities)
46. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Engineering, Environmental Utilities, Electric)
47. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
 - a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)

48. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Enterprise Car Sales to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)
49. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
50. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
51. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)
52. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
53. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
54. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
55. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
56. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry.
57. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
58. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)
59. Power will be extended from an existing electric high voltage junction box located within the proposed driveway on the south west corner of the property. The existing junction box will not be

allowed within the new driveway and may need to be relocated as required by Roseville Electric. (Electric)

60. No grading will be allowed within 10' of any existing high voltage power pole or down guyed anchor without approval from Roseville Electric. (Electric)
61. No signs shall be installed within any existing Public Utility Easements without approval from Roseville Electric. Any sign allowed shall meet all required safety clearance as required by Roseville Electric. (Electric)
62. The existing access road to the power poles and gate along I80 shall remain clear for travel at all times. The proposed "Car sales display" shall to be revised to allow 42' 20' min. wide through access for a 65,000lb utility truck. Cars shall not be parked within the required 42' 20' access path of travel. (Electric)
63. All landscaping within the existing P.U.E and under the existing high voltage electric facilities along I80 shall meet current Roseville Electric standards (Electric)

OTHER CONDITIONS OF APPROVAL

64. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
65. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
66. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
67. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
68. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
69. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
70. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
71. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of

seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)

72. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)
73. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)
74. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONAL USE PERMIT CONDITIONS OF APPROVAL

1. The project is approved as shown and described in Exhibits A - I and as conditioned or modified below. (Planning)
2. Signage shall conform to the City of Roseville Sign Ordinance standards. (Planning)
3. The display of for-sale vehicles is limited to the areas identified on the site plan, Exhibit B. Vehicles shall not be parked in the landscape areas or PUE's. (Planning)
4. All drive aisles and paths of travel shall remain clear and accessible at all times and shall not be blocked by display vehicles or signage. (Planning)

TREE PERMIT CONDITIONS AND COMPLIANCE VERIFICATION/INSPECTION CHECKLIST

CONDITION	COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
<u>PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE</u>		
1. All recommendations contained in the Arborist Report (Exhibit I) shall be incorporated as part of these conditions except as modified herein. (Planning)		

<p>2. Tree #1 and Tree #2 are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)</p>		
<p>3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 11. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)</p>		
<p>4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. (Planning)</p>		
<p>5. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Divisions) shall be posted to insure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)</p>		
<p>6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)</p>		
<p>7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveway, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)</p>		
<p>8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. The fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DEPARTMENT". (Planning)</p>		
<p>9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)</p>		
<p>10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculturalists (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)</p>		

11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)		
<u>DURING CONSTRUCTION</u>		
13. The following information must be located on-site during construction activities: Arborist Report; Approved site plan/improvement plans including fencing plan; and, Conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)		
14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)		
15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)		
16. Storage or parking of materials, equipment and vehicles is not permitted within the protected zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)		
17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)		
18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Department. (Planning)		
<u>PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT</u>		
19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Department. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)		
20. A copy of this completed Tree Permit Compliance Verification/Inspection form shall be submitted to the Planning Department. (Planning)		
21. The approval of this Tree Permit shall expire on the same date as the Design Review Permit.		

EXHIBITS

- A. Initial Study and Mitigated Negative Declaration
- B. Site Plan
- C. Elevations
- D. Grading Plan
- E. Site Utility Plan
- F. Landscape Plan

- G. Photometric Plan
- H. Color & Materials Board
- I. Tree Associates Arborist Report & Memo

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.